

128.A

0001

0310.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

573,300 / 573,300

USE VALUE:

573,300 / 573,300

ASSESSED:

573,300 / 573,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP	Unit #:	310
Owner 1: ANANDAN SRINIVASAN &		
Owner 2: MANAVALAN POORNIMA		
Owner 3:		
Street 1: 1 SCHOOL STREET UNIT 310		
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER
Owner 1: TURVILLE WILLIAM S -
Owner 2: LYNNE BARBARA -
Street 1: 49 CHURCHILL AVENUE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1450 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R5 APTS LOW
o
n
Census:
Flood Haz:
D
s
t

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
11/15/2017 Measured DGM D Mann
5/6/2000 197 PATRIOT

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
102 Condo 0 Sq. Ft. Site 0 0. 0.00 6043

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								137355
								GIS Ref
								GIS Ref
								Insp Date
								11/15/17

## PREVIOUS ASSESSMENT

Parcel ID								Date		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	573,300	0	.	.	573,300		Year end	12/23/2021
2021	102	FV	565,400	0	.	.	565,400		Year End Roll	12/10/2020
2020	102	FV	549,600	0	.	.	549,600	549,600	Year End Roll	12/18/2019
2019	102	FV	502,300	0	.	.	502,300	502,300	Year End Roll	1/3/2019
2018	102	FV	417,100	0	.	.	417,100	417,100	Year End Roll	12/20/2017
2017	102	FV	388,700	0	.	.	388,700	388,700	Year End Roll	1/3/2017
2016	102	FV	470,000	0	.	.	470,000	470,000	Year End	1/4/2016
2015	102	FV	378,700	0	.	.	378,700	378,700	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURVILLE WILLIA	62776-460		10/11/2013		450,000	No	No		
PETERSEN WILLIA	45614-45		7/14/2005		465,000	No	No		
KUSER ERIC C	33548-570		8/29/2001		364,500	No	No		
KUSER ERIC C	30980-550		12/21/1999	Family	99	No	No		
MULVEY ROBERT K	27928-76		12/1/1997		205,000	No	No	Y	

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Patriot Properties Inc.

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7	- Condo Garden			Full Bath: 2	Rating: Very Good			BK: 19370 PG: 121 641-0295, Building Number 1.													
Sty Ht: 1	- 1 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Roof Cover: 2 - Slate				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1													
Color: BRICK				A Kits:	Rating:			Level   FY LR DR D K FR RR BR FB HB L O													
View / Desir: N - NONE				Frl:	Rating:			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 1925		Eff Yr Blt:		Location: F - Front				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct:		Fact: .		Floor: M - Multi-Level				Totals   RMS: 5   BRs: 2   Baths: 2   HB: 1													
Const Mod:				% Own: 2.051000118				<b>REMODELING</b>													
Lump Sum Adj:				Name: 28 - 6043				<b>RES BREAKDOWN</b>													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: GD - Good	24. %			Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2 - Plaster				Functional:	%			Interior:				1 5 2 0									
Sec Int Wall: %				Economic:	%			Additions:													
Partition: T - Typical				Special:	%			Kitchen:													
Prim Floors: 4 - Carpet				Override:	%			Baths:													
Sec Floors: %				Total: 24.5 %			Plumbing:														
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 325.00				Heating:													
Bsmnt Gar:				Size Adj.: 0.91379309				General:													
Electric: 3 - Typical				Const Adj.: 1.10301948				Totals													
Insulation: 2 - Typical				Adj \$ / SQ: 327.578																	
Int vs Ext: S				Other Features: 56008																	
Heat Fuel: 3 - Electric				Grade Factor: 1.10																	
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.29999995																	
# Heat Sys: 1	% AC: 100			NBHD Mod:																	
% Heated: 100	% Sprinkled			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 759323				WtAv\$/SQ:   AvRate:   Ind.Val													
% Com Wal				Depreciation: 186034																	
				Depreciated Total: 573289				Juris. Factor:   Before Depr: 468.44													
								Special Features: 0   Val/Su Net: 395.38													
								Final Total: 573300   Val/Su SzAd 395.38													
<b>MOBILE HOME</b>				Make:   Model:   Serial #   Year:   Color:				<b>PARCEL ID</b> 128.A-0001-0310.0													
<b>SPEC FEATURES/YARD ITEMS</b>												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							